

SHARE CROP LEASE PROGRAM



CROP YEAR 2018



TENNESSEE WILDLIFE RESOURCES AGENCY

Tennessee Wildlife Resources Agency

Annual Report

Sharecrop Lease Program

Calendar Year 2018

This report is provided annually to the State Building Commission (SBC) verifying that all requirements under the "Tennessee Wildlife Resources Agency Procedures for Crop Leases" set up by the State Building Commission are in compliance. Lease program results are also reported, including number of leases and associated acreages and monetary amounts.

The Sharecrop Lease Program is based on a calendar year rather than a fiscal year to accurately reflect revenue from the year in which TWRA leases operate. This timeline was approved in the By-laws, Policy & Procedure of the State Building Commission in January 2011.

During the 2018 calendar year the Tennessee Wildlife Resources Agency (TWRA) processed 6 new Service Leases and 14 new Cash Leases for a total of 20 new sharecrop leases. This is a significant decrease under the 45 new leases in 2017. These numbers fluctuate widely due to many reasons; including when the properties were acquired, as well as the habitat goals on Wildlife Management Areas. All requirements specified by the SBC were followed in awarding these 20 new leases, including advertising and administering a bidding procedure. All 20 leases are within the maximum period of five years.

In 2018, the Tennessee Wildlife Resources Agency oversaw 128 active Sharecrop Leases issued under the State Building Commission Procedures. Sharecrop leases are categorized by Service or Cash Leases. In 2018 there were 73 Service Sharecrop Leases, and 55 Cash Sharecrop Leases, with the agency managing 16,943.51 acres under the sharecropping program throughout the TWRA's four regions.

SERVICE LEASES: The 73 Service Leases manage 6,685.11 acres. Service Leases cover agricultural work in which a percentage of crops are left in the field, and haying operations in which wildlife forage is provided.

CASH LEASES: The 55 Cash Leases manage 10,258.40 acres. Cash Leases return revenue to the TWRA. In 2018, there was \$404,852 received from farm leases. There was also \$949,935 worth of services provided by the lease farmer in lieu of cash payment.

Work performed in lieu of cash is calculated using a University of Tennessee Technical Report that indicates the value of different services either by the acre or by the hour. Some examples of the type of services provided to TWRA managers are backhoe or dozer work to fix failing levees or planting of crops on adjacent land for habitat. Both the cash received and the in lieu of cash services help TWRA offset program expenses. Management of habitats on these lands through a sharecrop program reduces the cost to the hunters, and also to the taxpayers.

TABLE Showing 5-year History

	2018	2017	2016	2015	2014
Service (A) Leases	73	78	73	79	89
Cash (B) Leases	55	61	60	71	75
Total Crop Leases	128	139	133	150	164
Service Lease Acreage	6,685	7,638	7,168	7,070	8,689
Cash Lease Acreage	10,258	8,411	8,647	7,436	9,274
Total Acres	16,943	16,049	15,815	14,506	17,963
Cash Lease Revenue	\$404,852	\$412,396	\$405,971	\$455,157	\$509,996
Value of In lieu services	\$949,935	\$807,933	\$799,340	\$601,091	\$616,978
Number of New Leases	20	45	40	17	13

The Sharecrop Program is administered by the Real Estate and Federal Aide Division who insures documentation and bid requirements for new and existing contracts have been followed throughout the four regions of the TWRA. The last audit of the Sharecrop Program by the state Comptroller's was completed in September 2016. Implementations to improve record keeping have been followed by land managers and central office's Real Estate Division.

The continued use of the Crop Lease Submission Form assists Field Managers as a check-list to insure that all leases stay in compliance of the Sharecrop Program requirements.

Any delinquent payments from a crop year are pursued by area managers and if unsuccessful, are turned over to the TWRA Legal Division. No leases have been turned over to Legal for collection for 2018. There were no cancellations due to nonpayment in 2018.

As habitat improvement costs increase, management of these wildlife habitats through the Sharecrop Lease Program continues to provide revenue and services which contribute to the reduction of costs to those who purchase hunting licenses. Whether through hunting or through passive wildlife recreation these lands and the wildlife using these lands are enjoyed by a great number of Tennesseans and visitors alike.

Included in this report is a list of new leases issued for Cash and Service Leases in the 2018 calendar year.

Prepared and submitted by Roger Jackson, Real Estate Specialist for the Real Estate and Federal Aide Division of the Tennessee Wildlife Resources Agency.



Tennessee Wildlife Resources Agency • Wildlife & Forestry Division
CROP LEASE CHECK LIST & SUBMISSION
(Please print legibly.)

WR-1009
(Rev. 6/18)



Supervisory Sign-off _____ Date _____
Wildlife Manager IV

TWRA Crop Lease # _____ County _____

Farm Service Agency # _____ Name of Field Rep _____

WMA _____ Region _____

Name of Farmer _____ Farmer's Phone _____

Farmer's Mailing Address _____

☐ Service Contract (Type A) _____ % left in field

☐ Revenue (Cash) Contract (Type B) \$ _____ per acres = \$ _____ (Amount Due)

Acres _____ Date of Submission _____

Justification for Crop Lease _____

Attach additional sheet if more space is needed.

DOCUMENTATION TO BE SUBMITTED

ALL:

- ☐ Cooperative Crop Lease (Form WR-0976) – 3 notarized originals enclosed with start date: _____
- ☐ GPS Coordinates _____
- ☐ Aerial photographs – Available from Farm Service Agency
- ☐ Insurance Verification – Required on **all** leases with 75 or more acres, **or** if a farmer has multiple leases that collectively total 75 or more acres. **Please** verify minimum limits of \$300,000 per occurrence/\$1,000,000 in aggregate, and show State of Tennessee as insured. Must be submitted annually for the life of the lease.
- ☐ Revenue Lease Security – Copy of Surety Bond or Irrevocable Letter of Credit from Bank (if contract is over \$1000). This applies to Revenue Leases only, and must be submitted annually for the life of the lease.
- ☐ Pre-payment on Revenue Leases – Contracts under \$1000 must be paid each year in advance.
- ☐ **LANDLOCKED:** Leases on land that does not have access or whose access is across privately held lands: does not require Invitation to Bid, Posting or Advertising.
- ☐ Proof of letter of notification to all adjoining landowners by photo of either the mailing envelope; addressed and stamped...OR...if hand-delivered, a copy of letter of notification; signed and dated by landowner.
- ☐ **NOT LANDLOCKED:**
- ☐ Photo proof of posting on property
- ☐ Screen shot of posting on TWRA website
- ☐ Proof of Advertisement: Submit actual page(s) from newspaper showing ad. Advertisements must be published on two consecutive weeks.
- ☐ Invitation to Bid (Form WR-1130)
- ☐ Copy of all bids received
- ☐ Bid Summary Sheet (Form WR -???)

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OFFICE USE ONLY: I verify all required documentation was submitted, complete and in the file.

Name _____ Date _____

FURTHER INSTRUCTIONS:

- NO work may commence until all documentation is received in Central Office.
- **All** documentation must be received prior to obtaining Director's signature on all contracts (Service & Revenue Leases).
- Lease **start** date may **not** pre-date TWRA Director's signature of the lease. Please allow a minimum of two weeks for submission to TWRA for Director's signature.
- Any **amendments** to contracts must be reported in writing to the Central Office.
- Accident Reports, if any, should follow as soon as possible. Add date filed: _____
- All documents may be downloaded from the Intranet.
- Include TWRA contract number on **all** documentation.
- Crop Lease Verification of Work must be submitted in the Fall of each crop year.
- Invoice Requests for leases \$1,000 and up should be submitted at the end of the year to **twra.invoice@tn.gov**.

NEW SERVICE CONTRACTS (Type A) for Calendar Year 2018

Sharecrop Contract #	Start Date	End Date	County	WMA	Fed County #	Farm Serv #	Manager	Farmer
11AI-5-18-22	3/30/18	12/31/22	Lake	Reelfoot	095	664	JEFF MARTIN	Jeremy Hopper
11AI-11-18-22	3/30/18	12/31/22	Lake	Reelfoot	095	905	JEFF MARTIN	Bill Lindamood
11AI-13-18-22	3/30/18	12/31/22	Lake	Reelfoot	095	925	JEFF MARTIN	Jerry Douglas Barg
33RX-1-18-22	6/22/18	12/31/22	Meigs	wassee Refu	121	2593	JASON JACKSON	Mike Brown
41AG-170-18-21	8/1/18	12/31/21	Campbell	Cove Creek	013		KEITH THOMAS	Keith Dougherty
41AG-277-18-21	8/1/18	12/31/21	Campbell	Cove Creek	013		KEITH THOMAS	Charles Johnson

NEW CASH CONTRACTS (Type B) for Calendar Year 2018

Sharecrop Contract #	Start Date	End Date	County	WMA	Fed County #	Farm Service#	Manager	Farmer
WR197-1-18-18	4/16/18	12/31/18	Obion	Three Rivers	131	5325	L. ARMSTRONG	Grisham Farms
11AB-01-18-22	4/15/18	12/31/22	Dyer	Bogota	045	5168	J. MAXEDON	Forsythe Farms
22AB-01-18-22	1/1/18	12/31/22	Maury	Yanahli	119	8953	T. EDWARDS	Bill Harris
22AB-02-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10807	T. EDWARDS	James Pilkinton
22AB-03-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10875	T. EDWARDS	Roy White
22AB-04-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10581	T. EDWARDS	Mike Foster
22AB-06-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10581	T. EDWARDS	Briggs Primm
22AB-07-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10581	T. EDWARDS	Charles Wakefield
22AB-10-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10581	T. EDWARDS	John T. Haskin
22AB-12-18-22	1/1/18	12/31/22	Maury	Yanahli	119	10550	T. EDWARDS	Michael Richardson
22AB-13-18-22	1/1/18	12/31/22	Maury	Yanahli	119	11474	T. EDWARDS	Bradley Richardson
22AB-14-18-22	1/1/18	12/31/22	Maury	Yanahli	119	11472	T. EDWARDS	Debboe Keith
22AB-15-18-22	1/1/18	12/31/22	Maury	Yanahli	119	11473	T. EDWARDS	Chad Keith
22AK-01-18-22	1/1/18	1/1/22	Lawrence	Laurel Hill	099		P. MCDONALD	Gilbert White Famrs

